

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 8.7 FT FOR AN EXISTING ACCESSORY BUILDING; (TAMMY ABRAMSON, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Earnest McDonald **EXT.** 7430

Agenda Date 05-19-03 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 8.7 FT FOR AN EXISTING ACCESSORY BUILDING; (TAMMY ABRAMSON, APPLICANT); OR
2. **DENY** THE REQUEST FOR SIDE YARD SETBACK VARIANCE FROM 10 FT TO 8.7 FT FOR AN EXISTING ACCESSORY BUILDING; (TAMMY ABRAMSON, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #5 , McLain)

(Earnest McDonald, Principal Coordinator)

GENERAL INFORMATION	TAMMY ABRAMSON 5604 NORTH ROAD	A-1 DISTRICT, LDC SECTION 30.128(a)(3)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THERE IS NO RECORD OF A BUILDING PERMIT EVER HAVING BEEN ISSUED FOR THE EXISTING ACCESSORY BUILDING, LOCATED IN THE WEST SIDE YARD OF THE SUBJECT PROPERTY. • A VARIANCE FROM 10 FT TO 8.7 FT IS THEREBY REQUESTED TO MAKE THE EXISTING ACCESSORY BUILDING LEGALLY NON-CONFORMING. • ON MARCH 24, 2003, THE BOA APPROVED A MINIMUM SIDE STREET SETBACK VARIANCE FROM 50 FT TO 45 FT FOR A REAR SCREEN ROOM ADDITION TO THE EXISTING HOME AND A MINIMUM SIDE STREET SETBACK VARIANCE FROM 50 FT TO 32.9 FT FOR AN EXISTING DETACHED ACCESSORY GARAGE. • THE BOA DIRECTED STAFF TO PROCESS A VARIANCE APPLICATION FOR THE SUBJECT ACCESSORY BUILDING WHICH WAS NOT INCLUDED IN THE MARCH 2003 APPLICATION; THIS REQUEST REPRESENTS STAFF'S COMPLIANCE WITH THAT DIRECTIVE. 	

STAFF FINDINGS	<ul style="list-style-type: none">• THE APPLICANT HAS FAILED TO SATISFY THE CRITERIA FOR THE GRANT OF A VARIANCE, AS STATED IN LDC SECTION 30.43(b)(3).<ul style="list-style-type: none">○ NO SPECIAL CONDITIONS EXIST, WHICH ARE PECULIAR TO THE STRUCTURE; THE STRUCTURE COULD BE RELOCATED TO CONFORM TO THE MINIMUM SIDE YARD SETBACK.
STAFF RECOMMENDATION	<ul style="list-style-type: none">• FOR THIS REASON, STAFF RECOMMENDS DENIAL OF THE REQUEST, UNLESS A HARDSHIP CAN BE DEMONSTRATED BY THE APPLICANT. IF THE BOARD SHOULD DECIDE TO GRANT A VARIANCE STAFF RECOMMENDS THE IMPOSITION OF THE FOLLOWING CONDITION:<ul style="list-style-type: none">○ ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE ACCESSORY STRUCTURE DEPICTED IN THE WEST SIDE YARD ON THE ATTACHED SITE PLAN.

NOT PLATTED

S.88°56'16"E.(M.)

144.25'(M.)

144.64'(D.)

6' CHAIN LINK FENCE

34.31'(M.)
33'(D.)



**SUBJECT PARCEL
AS DESCRIBED**

24.2'
WOOD
FRAME
GARAGE

LEGEND

- CONC = CONCRETE
- R/W = RIGHT-OF-WAY
- (D.) = DEED
- (M.) = MEASURED
- = FOUND 1/2" IRON ROD (NO)
- = SET 5/8" IRON ROD #48

NOTES :

1. BEARINGS BASED ON THE E. LINE OF SUBJECT PARCEL AS BEING NORTH.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 120289 0030 E, DATED 4/17/95.
5. DATE OF FIELD SURVEY: 5/10/2000.

ORANGE BOULEVARD

CENTERLINE 66' R/W

CENTERLINE 50' R/W

NORTH ROAD

N.88°56'16"W.

144.25'(M.)

144.64'(D.)

BOUNDARY SURVEY

DESCRIPTION:

THE NORTH 241.60 FEET OF THE SOUTH 666.6 FEET OF THE EAST 177.46 FEET OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE EAST 33 FEET FOR ORANGE BOULEVARD

NORTH
425'(D.)
425.16'(M.)

S.E. CORNER,
GOV'T LOT 1
FOUND 1" IRON PIPE

CERTIFIED TO:

I HEREBY CERTIFY:

DATE:

5/10/2000